THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240948784

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2024.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1188319
10/01/2024 11:02:59 AM
Fees: $13.00 Taxes: $1,905.50

Davidson County
DEEDWARR
2 pgs

20241001-0075926

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Upamanyu Sanyal and Ashley Sanyal 2223 16th Ave S. Nashville TN 37204	New Owner	Tax Parcel ID No. 105-14-0C-202.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Lorenz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Upamanyu Sanyal and Ashley Sanyal, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 202, together with the appurtenant interest in the common elements of The Park at Melrose Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condo Site plan attached as Exhibit "E" to the aforementioned Master Deed.

Being the same property conveyed to KEVIN LORENZ, by deed from DAN R. ROBINSON AND MARY P. ROBINSON, HUSBAND AND WIFE, of record in Instrument No. 20170213-0014811, dated February 10, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 105-14-0C-202.00 CO.

Master Deed and Bylaws of record in Instrument No. 20070917-0110745, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070525-0062832, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 78, said Register's Office.

Easement Agreement of record in Instrument No. 20000418-0038819, said Register's Office.
Memorandum of Lease of record in Book 10584, page 149, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060623-0075219, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20060809-0098054 and Instrument No. 20060809-0098082, said Register's Office.

This is improved property located at 2310 Elliott Avenue, Unit 202 Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2024.

Kevin Lorenz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Lorenz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-2310-202